



74 Otter Drive, Carshalton, SM5 2FH | £240,000 Leasehold

A modern one bedroom top floor flat in a popular development. The property is close to open spaces, bus routes and shops whilst Hackbridge station is nearby. Features include a large corner balcony with a Westerly aspect, lift access and allocated parking space. This property has great views and benefits from a long lease



ENTRANCE HALL 9' 0" x 5' 2" (2.74m x 1.57m)

CUPBOARD 4' 9" x 3' 3" (1.45m x 0.99m)

OPEN PLAN KITCHEN/LIVING ROOM 19' 9" x 13' 8" (6.02m x 4.17m)

BEDROOM 1 11' 3" x 11' 6" (3.43m x 3.51m)

BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m)

BALCONY 16' 9" x 4' 4" (5.11m x 1.32m)

ALLOCATED PARKING

BIKE STORAGE



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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